



## PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page [www.TorranceCA.Gov](http://www.TorranceCA.Gov).

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

[28CFR 35.102-104 ADA Title II]

### HOURS OF OPERATION

Monday through Friday from

7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed:

Friday, February 12 & 26, 2010

Monday, February 15, 2010 (President's Day)

# CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS  
CITY HALL, 3031 TORRANCE BOULEVARD  
TORRANCE, CALIFORNIA 90503

**WEDNESDAY, FEBRUARY 17, 2010**

**7:00 P.M.**

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"You cannot build character and courage  
by taking away a man's initiative and independence."

~ Abraham Lincoln ~

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## **AGENDA**

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
4. **REPORT ON POSTING OF AGENDA**  
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, February 11, 2010.
5. **APPROVAL OF MINUTES:**
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1**  
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.

## 8. **TIME EXTENSIONS**

## 9. CONTINUED HEARINGS

- A. PRE09-00009, WAV10-00003: LOUIE TOMARO (ANDY BALK)  
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new one-story single family residence with basement in conjunction with a Waiver to exceed the maximum height on property located within the Hillside Overlay District in the R-1 Zone at 405 Via Anita. (Res. Nos. 10-008, 10-012)
- B. CUP09-00026, PRE09-00008: JALAL ASHRAFZADEH (TINISH LLC)  
Planning Commission consideration for approval of a Conditional Use Permit and Precise Plan of Development to allow the expansion of an existing mini mart, the retail sale of beer and wine for off-site consumption, the relocation of the repair shop, and a new restaurant to an existing service station on property located within the Hillside Overlay District in the C-3 Zone at 25905 Rolling Hills Road. (Res. Nos. 10-009, 10-010)
- C. PRE08-00011: CRAIG RICHMOND  
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue. (Res. No. 08-050)

## 10. WAIVERS

## 11. FORMAL HEARINGS

- A. CUP09-00027, DVP09-00004, PRE09-00010: RIAD ITANI (GHASSAN BADDOUR)  
Planning Commission consideration for approval of a Conditional Use Permit, Development Permit, and Precise Plan of Development to allow the construction of a new mixed-use office and residential project with access via an easement with the adjacent property to the north, on property located within the Hillside Overlay District in the HBCSP-WT Zone on the east side of Hawthorne Boulevard, north of Rolling Hills Road (APN 7547-004-040 and a portion of APN 7547-004-041). (Res. Nos. 10-014, 10-015, 10-016)

## 12. RESOLUTIONS

## 13. PUBLIC WORKSHOP ITEMS

## 14. MISCELLANEOUS ITEMS

- A. SAT09-00004: PETE FERRARO (T-MOBILE)  
Planning Commission consideration of an appeal of a Telecommunications Committee approval of a Telecom Permit to allow the installation of a 55-foot tall telecommunication facility with 12 antennas designed as a false tree and the installation of associated equipment on property located in the C-2 Zone at 20110 Anza Avenue. (Res. No. 10-013)

15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS
16. LIST OF TENTATIVE PLANNING COMMISSION CASES
17. ORAL COMMUNICATIONS FROM THE PUBLIC #2
18. ADJOURNMENT